



City of Santa Barbara

R-2 ZONE (EXCERPT)

CHAPTER 28.18 R-2 TWO-FAMILY RESIDENCE ZONE*

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28.18.010 R-2 Zone - In General.

The regulations described in this Chapter shall apply in the R-2 Two-Family Residence Zone of the City unless otherwise expressly provided in this Title.

The R-2 Zone is a restricted residential district of medium density in which the principal use of the land is for two-family dwellings, together with recreational, religious and educational facilities required to serve the community. The regulations for this zone are designed and intended to establish, maintain and protect the essential characteristics of the zone, to develop and sustain a suitable environment for family life, and to prohibit activities of a commercial nature and those which would tend to be inharmonious with or injurious to the preservation of a residential environment.

For the purposes of this Chapter, the term "lot" shall be used as defined in Santa Barbara Municipal Code Section 27.02.100. (Ord. 5271, 2003; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.020 Uses Permitted.

The land uses permitted in the R-2 Zone shall be as follows:

1. One and two family dwellings;
2. Any use permitted in the R-1 Zone and subject to the restrictions, limitations and conditions contained therein as an expressly permitted land use in the R-2 Zone except that the construction and use of a parcel for more than one dwelling unit (including buildings and uses accessory thereto) shall be subject to the specific restrictions of the R-2 Zone as established in this Chapter.
3. Buildings and uses accessory to the residential uses allowed under subparagraphs (1) and (2) above. (Ord. 5271, 2003; Ord. 4912, 1995; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.030 Uses Permitted Upon Issuance of a Conditional Use Permit or Performance Standard Permit.

The land uses which are conditionally allowed in the R-2 Zone shall be as provided in Chapters 28.93 and 28.94 of this Title. (Ord. 5380, 2005; Ord. 5271, 2003; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.050 Building Height.

No building in the R-2 Zone shall exceed a height of thirty feet (30') nor exceed the height limitations imposed for the protection and enhancement of solar access by Chapter 28.11 of this Code. (Ord. 4426, 1986; Ord. 3710, 1974; Ord. 3587, 1973.)

28.18.060 Yard Requirements.

A. FRONT YARD. There shall be a front yard of not less than fifteen feet (15') for single-story buildings and twenty feet (20') for any two-story portion of a building provided that for those lots developed with an accessory dwelling unit pursuant to subsection (E) of SBMC Section 28.18.075 which are Corner or Through Lots (as defined in SBMC Chapter 28.04), the owner may designate a particular frontage as the "front yard" exclusively for the purposes of providing the required front yard setback and so long as all new buildings thereafter constructed on the lot shall conform to the front yard setback requirements. In no case shall a garage be closer than twenty feet (20') to the front property line when its opening faces the street, except as otherwise provided in Section 28.87.160.3 of this Title.

B. INTERIOR YARD. There shall be interior yards of not less than six feet (6') provided, however, that a building constructed and used exclusively for parking purposes and uncovered permitted parking spaces may be constructed within three (3) feet of an interior property line.

C. OPEN YARD AREA.

1. There shall be provided at least one thousand two hundred fifty (1,250) square feet of open yard area for the development which may be provided in one area or provided in separate areas of not less than 400 square feet (20' x 20' minimum). Notwithstanding any other provisions in this Title, in the R-2 Zone a portion, but not the entire open yard area, may be provided in the front yard, excluding the required front yard. The open yard area may be provided as private open yard area which is assigned to individual units, or it may be provided as common open yard area.

2. If more than three dwelling units are proposed on a single lot, additional private outdoor living space shall be provided for all units as follows:

- a. Studio unit - 100 square feet per unit
- b. 1 bedroom unit - 120 square feet per unit
- c. 2 bedroom unit - 140 square feet per unit
- d. 3 bedroom unit - 160 square feet per unit

provided that such private outdoor living space shall be of not less than ten (10) linear feet in each direction.

3. For those lots developed with an accessory dwelling unit pursuant to subsection (E) of SBMC Section 28.18.075, the minimum amount of shared open yard area [or areas] shall be reduced to a total 600 square feet of ground floor level space [with a minimum dimension in each direction of ten (10) feet and which may consist of two (2) separate areas of not less than 300 square feet each] so long as no portion of the 600 square feet is also a part of the required front yard and so long as each dwelling unit on the lot also provides a minimum private outdoor living space, patio, balcony, porch, or deck at either the ground floor level or above ground level in a manner consistent with the following requirements:

- a. Studio unit - 60 square feet per unit
- b. 1 bedroom unit - 72 square feet per unit
- c. 2 bedroom unit - 84 square feet per unit
- d. 3 bedroom unit - 96 square feet per unit

provided that such minimum private outdoor living space shall be of not less than six (6) linear feet in each direction and provided further that the dwelling unit located nearest the front lot line may utilize the required front yard space to satisfy this private outdoor living space requirement so long as the front yard is open and unobstructed for not less than nine (9) feet in depth as measured from the street frontage.

For the purposes of this Section, the term "private outdoor living space" shall be as defined in subsection (a)(3) of SBMC Section 28.21.081. (Ord. 5271, 2003; Ord. 4912, 1995; Ord. 3710, 1974; Ord. 3587, 1973.)

28.18.065 Reduction of Yard Requirements.

It is hereby declared that, under the following conditions, a physical hardship exists on all R-2 Two-Family Residence Zone lots, and that the modifications described below are hereby granted where the stated conditions exist:

A. **REDUCTION OF FRONT YARD SETBACK.** Where the average natural slope of the front half of a lot is more than one foot (1') rise or fall in five feet (5') horizontal, the required front yard may be reduced to ten feet (10').

B. **CONFORMING ADDITIONS.** Other provisions of this title notwithstanding, a conforming addition may be made to an existing nonconforming single-family or two-family dwelling where such nonconformity is due to inadequate front or interior yard setback, providing the existing dwelling complied with the yard setbacks required by this Code at the time of its construction.

C. **NONCONFORMING ADDITIONS.** Other provisions of this Title notwithstanding, where an existing building has been constructed five (5) feet from an interior property line, a ground level addition to the building may be made or constructed so long as the addition is also constructed no less than five (5) feet from the same interior property line. (Ord. 5271, 2003; Ord. 3710, 1974; Ord. 3587, 1973.)

28.18.070 Distance Between Buildings on Same Lot.

A. **GENERAL SEPARATION REQUIREMENTS.** No main building shall be closer than fifteen feet (15') to any other main building on the same lot, except that a one (1) story building shall be no closer than ten feet (10') to another one (1) story building.

B. **ACCESSORY DWELLING UNIT SEPARATION.** Notwithstanding subsection (A) above, no portion of a one story accessory dwelling unit constructed pursuant to subsection (E) of SBMC Section 28.18.075 may be closer than five (5) feet to another one story main building nor may a two story accessory dwelling unit or a main building be closer than ten (10) feet to another two story accessory or main building. (Ord. 5271, 2003; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.075 Lot Area and Frontage Requirements.

A. **NEWLY-CREATED LOTS.** Every lot hereafter created in an R-2 Zone shall contain at least seven thousand (7,000) square feet and sixty feet (60') of frontage on a public street.

B. **LOTS BETWEEN 6,000 AND 7,000 SQUARE FEET.** For an existing lot having between six thousand (6,000) and seven thousand (7,000) square feet of lot area, such lot may be used as if it had seven thousand (7,000) square feet of lot area.

C. **LOTS WITH LESS THAN 6,000 SQUARE FEET.** For an existing lot of less than six thousand (6,000) square feet, such lot may be used as a building site for a one-family dwelling, provided that all other regulations of the zone prescribed by this ordinance are observed.

D. **MINIMUM AREA PER DWELLING UNIT FOR STANDARD LOTS.** For lots of seven thousand (7,000) square feet or more, there shall be provided a lot area of three thousand five hundred (3,500) square feet or more for each dwelling unit hereafter erected.

E. **ACCESSORY DWELLING UNITS ON CERTAIN R-2 LOTS.** Notwithstanding other requirements of this Chapter, for an R-2 lot with a total lot area of between 5,000 and 6,000 square feet, two dwelling units on such lot may be allowed subject to the following requirements:

1. **Unit Size.** One dwelling unit may have no more than three (3) bedrooms and no more than 1,200 square feet of Habitable Dwelling Space and the other dwelling unit may have no more than one (1) bedroom and no more than 600 square feet of Habitable Dwelling Space, provided that where appropriate in the determination of the Community Development Director, such maximum Habitable Dwelling Space square footage may be allocated differently between the two units provided the amount of Habitable Dwelling Space on one lot in no case exceeds a total of 1,800 square feet;

2. **Private Storage Space.** Each dwelling unit shall have at least 200 cubic feet of enclosed, weatherproof, lockable, and separate storage space in addition to the guest, linen, pantry, and clothes closets

customarily provided exclusively for the use of the occupants of the dwelling unit. Such storage space shall be accessible from the exterior of the unit for which it is provided.

3. Accessory Unit Parking Requirements. Notwithstanding the parking requirements established for Two-Family Dwelling units on standard-sized lots in excess of 6,000 square feet as provided in subparagraph (2) of Subsection (G) of Section 28.90.100, a two dwelling unit development that meets the criteria delineated in this subsection shall provide not less than two (2) covered and one (1) uncovered parking spaces. Two of such parking spaces shall be allocated to the larger unit and the remaining space shall be allocated to the smaller unit through the use of appropriate signage on the site. Any such uncovered parking space may be provided in a tandem parking arrangement provided that both of the tandem parking spaces are allocated to the larger dwelling unit. Tandem parking spaces may be constructed within a non-conforming interior setback area under circumstances where the setback of the parking area remains consistent with the setback of a pre-existing non-conforming garage structure. The Community Development Director may require the recordation of a parking site plan in the official records of Santa Barbara County with respect to the lot involved for the purposes of memorializing the permanent use and availability of the required parking spaces as allocated to each permitted dwelling unit.

4. Non-Conforming Garages. Notwithstanding other provisions of this Chapter to the contrary, a lot containing a garage or parking structure which is non-conforming as to its interior yard setback may be maintained or reconstructed in its same location in accordance with the requirements of subsection (d) of SBMC Section 28.87.030 or, in connection with the construction of an accessory dwelling unit pursuant to this subsection, it may be expanded in size along the non-conforming setback line so long as the expansion is to make the structure more in conformance with the City's Uniform Construction Code requirements or with City Parking Design Standards for Accessory Dwelling Units in R-2 Zone adopted pursuant to this subsection.

5. Condominium Units Not Allowed; ABR Review. Notwithstanding other provisions of this Code, including specifically but not limited to subsection (B) of Santa Barbara Municipal Code Section 28.88.120, the subdivision of a development of two family dwellings pursuant to this subsection, either as a new development or as a conversion of an existing two-family dwelling, shall be governed by the requirements of Santa Barbara Municipal Code Section 27.13.040. In addition, an application to develop a lot with an accessory dwelling unit pursuant to this subsection shall receive design review approval from the Architectural Board of Review in accordance with the requirements of subsection (a) of Santa Barbara Municipal Code Section 22.68.040 as noticed in accordance with the requirements of Santa Barbara Municipal Code Section 22.68.065.

F. R-2 LOT SLOPE DENSITY. The minimum lot areas specified in this section shall be increased by the following factors where the average slope of the parcels falls within the percent of average slope ranges given:

<u>Factor</u>	<u>Percent of Average Slope</u>
1.5 times minimum lot area	10% to 20%
2.0 times minimum lot area	20% to 30%
3.0 times minimum lot area	Over 30%

"Average slope" of a parcel of land or any portion thereof shall be computed by applying the formula ($S = .00229 \text{ IL} \div A$) to the natural slope of the land, before grading is commenced, as determined from a topographic map conforming to National Mapping Standards and having a scale of not less than 1 inch equals 200 feet and a contour interval of not less than five feet (5'). The letters in this formula shall have the following significance:

S = The average slope of the land in percent.

I = The contour interval in feet.

L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.

A =The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined.

G. **HABITABLE DWELLING SPACE - DEFINED.** For the purpose of this Section, the term “Habitable Dwelling Space” shall be calculated to include all building square footage as measured from the inside of the walls of the building, excluding the square footage of the garage.

(Ord. 5271, 2003; Ord. 4632, 1990; Ord. 3753, 1975; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.085 Regulations for Non-Residential Buildings, Structures and Uses.

1. **YARDS.** Yards for all buildings and structures used for non-residential purposes shall be double the yard requirements for a dwelling as required for the zone in which such building or structure is located.

2. **LOT COVERAGE.** Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings used for non-residential purposes.

3. **ARCHITECTURAL APPROVAL.** All buildings used for non-residential purposes shall be subject to the approval of the Architectural Board of Review, or the Historic Landmarks Commission if the property is located within El Pueblo Viejo Landmark District or another landmark district or if the structure is a designated City Landmark. (Ord. 4851, 1994; Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.090 Other Requirements.

The City Council may impose other requirements as may be deemed necessary to preserve the residential character of the neighborhood including the mailing of notices to property owners and the holding of a public hearing. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.100 Off-Street Parking.

Off-street parking shall be provided as required in Chapter 28.90 of this title. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.18.110 Signs.

Signs shall be permitted in this zone only as prescribed in the Sign Ordinance of the City of Santa Barbara. (Ord. 3710, 1974; Ord. 3117, 1966.)

****Note: This is an excerpt from the Zoning Ordinance. Please refer to the Zoning Ordinance for additional information.***